



300 S. ADAMS ST.
TALLAHASSEE, FL
32301-1731
850/891-0010
TDD 1-800/955-8771
talgov.com

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DEBBIE LIGHTSEY
Mayor Pro Tem

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Commissioner
STEVE MEISBURG
Commissioner

ALITA R. FAYARD
City Manager
GARY HERNDON
City Treasurer/Clerk

JAMES P. ELLIOTT
City Attorney
SAM M. McCALL
City Auditor

January 23, 2003

N. Rob Nielsen, Owner/Developer
c/o Joe Bufkin & Ted Hunt
3169 Anthony Drive
St. Cloud, FL 34771

RE: Nielsen Limited Partition (TSD020014)
Parcel # 21-21-51-043-2368

Dear Mr. Nielsen:

Pursuant to Article 20 (Procedure for Review of Subdivision Plats), Section 20.1 (Limited Partition) of the City of Tallahassee *Zoning, Site Plan and Subdivision Regulations (Regulations)*, Growth Management has reviewed and approved the above referenced subdivision. The subdivision has been determined to be consistent with the following findings of fact.

1. The subdivision meets the design standards and requirements of the *Regulations* and is consistent with the Zoning Map.
2. The applicable criteria of the *Environmental Management Ordinance* can be met.
3. The requirements of other applicable regulations or ordinances which impose specific requirements on the proposed development can be met.
4. The subdivision is not contrary to the public interest.

Additionally, please be advise that pursuant to Article 20 (Procedure for Review of Subdivision Plats), Section 20.1 (Limited Partition) of the *Regulations*, the subdivision was recorded on December 12, 2002 in the Official Records of Leon County, Florida in Book R2779, Pages 01079 - 01086. By copy of this letter, appropriate City of Tallahassee permitting agencies are being notified of this approval.

Should you need additional information or clarification, please contact this office at (850) 891-7100.

Sincerely,

Dwight R. Arnold, Jr.

For the Director Growth Management Department

cc: Mike Waters, Leon County Property Appraiser's Office
Jay Schuck, LUES
Cindy Smith, LUES
Wayne Tedder (letter only)

Attachment

An All-America City

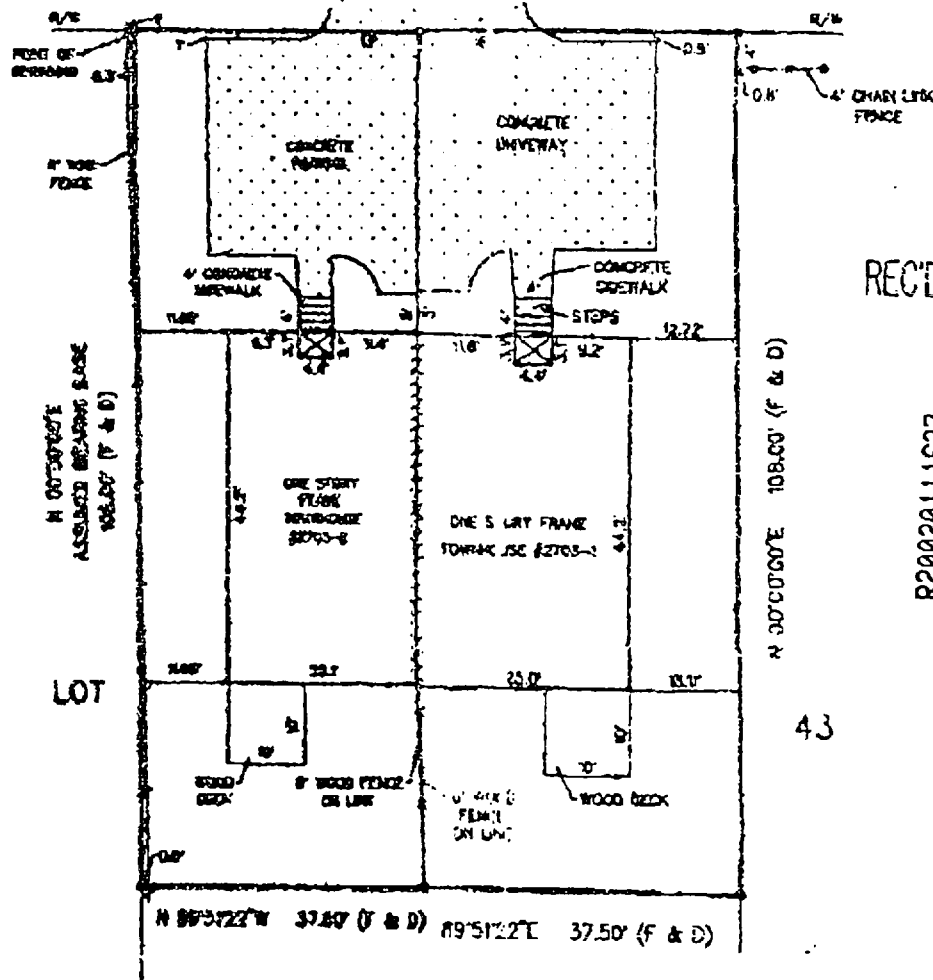
N

2709-1
PECAN ROAD

5835722E 57.50' (F)

5 808122E 37.50 (F 4 0)

S 875722'E 37.50' (F)



REC'D SEP 17 2002

R20020111637

RECORDED IN MI 430033
JUL 11 1970

RECORDED IN
PUBLIC RECORDS FROM 1960 TO 1969

RY: 02720
LEON CHY FL
DC: 01000

DEC 12 2003 12:00 PM
 61083

DEC 12 2002 12:08 PM
ROB INZER, CLERK OF COURT

CONCLUSIONS

1. JOSEPH B. AND EMILY B. NEEDLE
2. FPM HOLDINGS SERVICE CORPORATION
3. FIRST TITLE SERVICE OF TALLAHASSEE, INC.
4. AMERICAN PICKED TITLE INSURANCE COMPANY
5. LAWYERS TITLE GUARANTEE CORPORATION

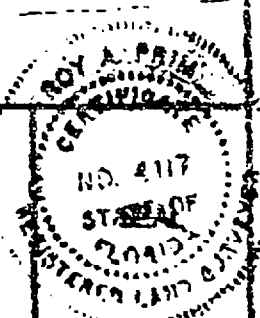
QUESTIONS

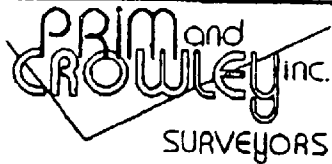
1. THERE MAY BE EVIDENCE OF INCOME UNRECORDED IN THE ESTATEMENTS, RECORDS OF BANKS, OR OTHER INSTRUMENTS WHICH COULD EFFECTUALLY CONCEAL THE SOURCE OR USE OF THE ABOVE PROPERTY.
2. THE SOURCE OF LOANED OR FUNDED CASH IS NOT KNOWN TO THE AGENT AND THE AGENT IS NOT SURE THERE IS NO CONNECTION WITH THE SOURCE FROM WHOSE PROPERTY IT WILL BE WELL NOT PLACE.
3. NO UNRECORDED FOUNDATIONS OR UNRECORDED APPLIES HAVE BEEN LOCATED.
4. NOT FURTHER WITHIN THE EVIDENCE AND THE CURRENT, BUREAU OF A FLORIDA ADDED APPLIES AND REPORT.

DESCRIPTION: PART OF LOT 18 OF THE PLANTATION OF THE FLOWING SPRING
CONCRETE COMPANY, BEING PORTION ONLY, BEARING ADJACENT
GRANTEE BY: LEON STATE OF FLORIDA SECTION TOWNSHIP RANGE
RECORDED PLAT BOOK: 1 PAGE 4 & 5 SCALE 2" = 10' FIELD BOOK 100 PAGE 11

ROY Q. L. 7-2-02

* SET 1/2" FROM END AND CAP @ 8477
 * SET 1/2" FROM END AND CAP @ 8477
 * FIELD 1/2" FROM END AND CAP @ 8722
 R/C @ END OF SET
 (F) - FIELD
 (E) - END OF SET

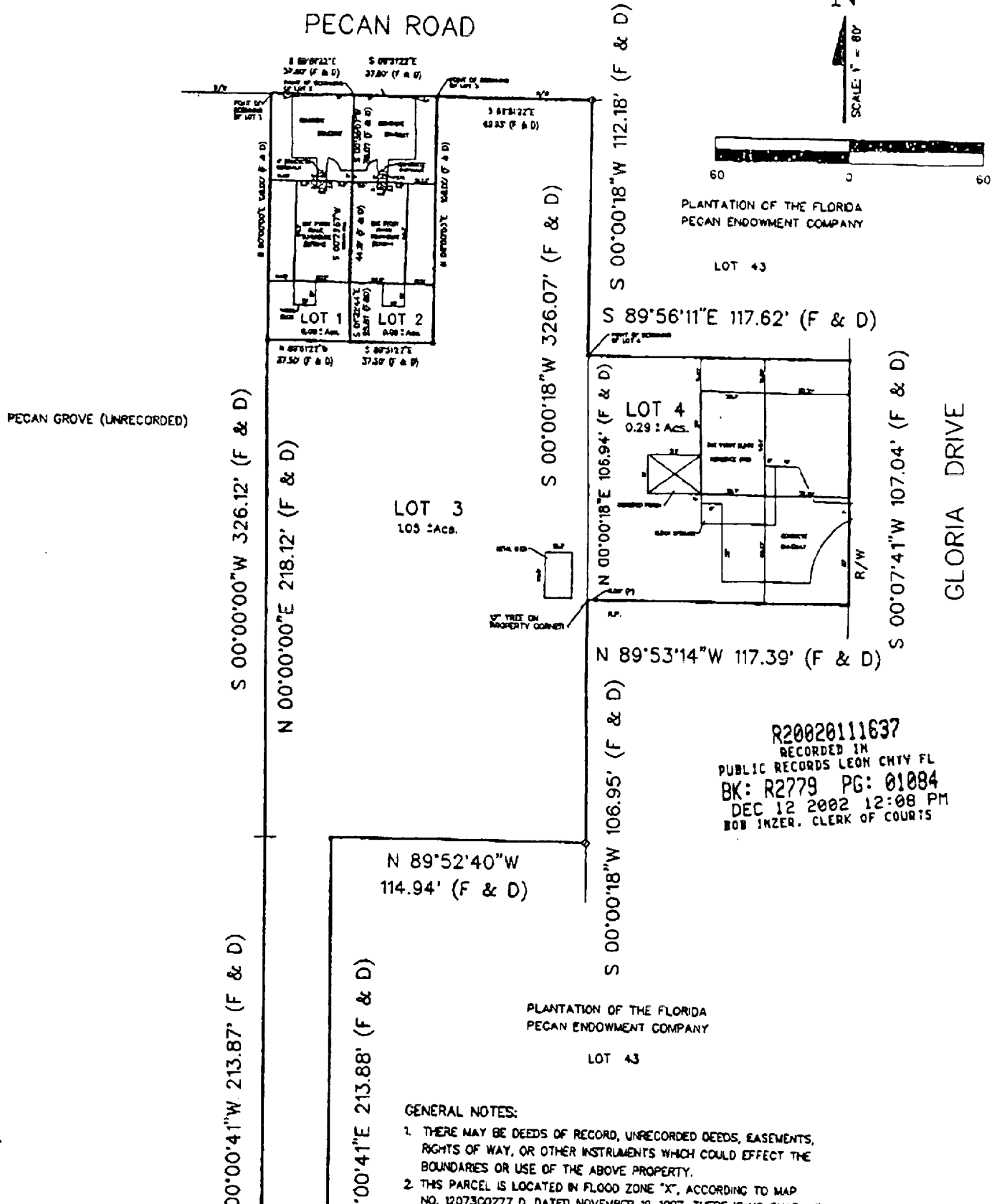


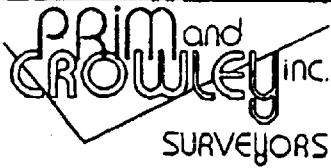


1621-B METROPOLITAN BLVD.
TALLAHASSEE, FL 32308
850/385-3999

JOB NUMBER 56S-01
DRAWING DATE 11/25/02
SHEET NUMBER 1 OF 3

BOUNDARY SURVEY





1621-B METROPOLITAN BLVD.
TALLAHASSEE, FL 32308
850/385-3999

JOB NUMBER 56S-01
DRAWING DATE 11/25/02
SHEET NUMBER 3 OF 3

LOT 1

BEGIN AT A 5/8" IRON ROD AND CAP (#4792) BEING LOCATED 10 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT 43, PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY, AS RECORDED IN FLAT BOOK 1 AT PAGES 4 AND 5 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PECAN ROAD A DISTANCE OF 37.50 FEET; THENCE DEPARTING THE AFORESAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 00 DEGREES 35 MINUTES 07 SECONDS WEST A DISTANCE OF 38.01 FEET TO THE CENTERLINE OF A COMMON WALL; THENCE RUN SOUTH 00 DEGREES 23 MINUTES 57 SECONDS WEST ALONG THE AFORESAID CENTERLINE A DISTANCE OF 44.19 FEET; THENCE DEPARTING THE AFORESAID CENTERLINE RUN SOUTH 1 DEGREE 32 MINUTES 44 SECONDS EAST A DISTANCE OF 25.81 FEET; THENCE RUN NORTH 89 DEGREES 51 MINUTES 22 SECONDS WEST A DISTANCE OF 37.50 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRE, MORE OR LESS.

R20020111637
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: R2779 PG: 01086
DEC 12 2002 12:08 PM
BOB INZER, CLERK OF COURTS

LOT 2

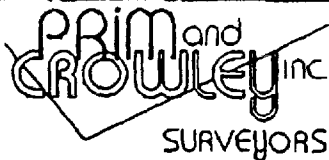
COMMENCE AT A 5/8" IRON ROD AND CAP (#4792) BEING LOCATED 10 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT 43, PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY, AS RECORDED IN FLAT BOOK 1 AT PAGES 4 AND 5 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PECAN ROAD A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE AFORESAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 00 DEGREES 35 MINUTES 07 SECONDS WEST A DISTANCE OF 38.01 FEET TO THE CENTERLINE OF A COMMON WALL; THENCE RUN SOUTH 00 DEGREES 23 MINUTES 57 SECONDS WEST ALONG THE AFORESAID CENTERLINE A DISTANCE OF 44.19 FEET; THENCE DEPARTING THE AFORESAID CENTERLINE RUN SOUTH 1 DEGREE 32 MINUTES 44 SECONDS EAST A DISTANCE OF 25.81 FEET; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST A DISTANCE OF 37.50 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 108.00 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF PECAN ROAD; THENCE RUN NORTH 89 DEGREES 51 MINUTES 22 SECONDS WEST ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRE, MORE OR LESS.

LOT 3

COMMENCE AT A 5/8" IRON ROD AND CAP (#4792) BEING LOCATED 10 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT 43, PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY, AS RECORDED IN FLAT BOOK 1 AT PAGES 4 AND 5 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PECAN ROAD A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST A DISTANCE OF 69.93 FEET TO A 1/4 INCH IRON PIPE; THENCE DEPARTING THE AFORESAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST A DISTANCE OF 326.07 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 40 SECONDS WEST A DISTANCE OF 114.94 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 213.88 FEET; THENCE RUN NORTH 89 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 30.01 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 41 SECONDS WEST A DISTANCE OF 213.87 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 218.12 FEET; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.05 ACRES, MORE OR LESS.

LOT 4

COMMENCE AT A 5/8" IRON ROD AND CAP (#4792) BEING LOCATED 10 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT 43, PLANTATION OF THE



1621-B METROPOLITAN BLVD.
TALLAHASSEE, FL 32308
850/385-3999

JOB NUMBER 56S-01
DRAWING DATE 11/25/02
SHEET NUMBER 2 OF 3

PARENT TRACT DESCRIPTIONS

R20020111637
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: R2779 PG: 01085
DEC 12 2002 12:08 PM
BOB INZER, CLERK OF COURTS

Parcel 1: That part of Lot 43, Section 21, Township 1 North, Range 1 West, of the Plat in Plat Book 1, Pages 4 and 5, of the Public Records of Leon County, Florida, described as follows, to-wit: From the Northwest corner 10 feet South and 30 feet East, which is the starting point, run South 326 feet, thence run East 115 feet, thence run North 326 feet, thence run West 115 feet to the point of beginning.

THAT PORTION OF LOT NUMBER 43 IN SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 4 & 5, PUBLIC RECORDS OF LEON COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 122 FEET SOUTH OF ORIGINAL NORTHEAST CORNER OR 112 FEET SOUTH OF ROAD RIGHT-OF-WAY, AND 32 FEET WEST OF EAST BOUNDARY OF SAID LOT 43. THENCE RUN 118 FEET WEST, THENCE RUN 107 FEET SOUTH, THENCE RUN 118 FEET EAST, THENCE RUN 107 FEET NORTH, TO POINT OF BEGINNING.

That part of Lot 43, Section 21, Township 1 North, Range 1 West as per map or plat thereof recorded in Plat Book 1, pages 4 and 5 of the Public Records of Leon County, Florida, described as follows, to-wit: Begin 10' South of original Northwest corner, thence run East 30 feet, thence South 540 feet, thence 30 feet West, thence 540 feet North to a point of beginning.